

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 18.600 and applicable code sections as listed below.

Project Name: Gocan Short Plat

Case Number: PLD2003-00039; PAC2003-00169 (Waiver);
EVR2003-00045

Request: The applicant is requesting to short plat an approximate 0.65-acre parcel into 2 single-family residential lots in the R1-10 Zoning District

Location: NW Bacon and Fruit Valley Road

Applicant: Vaneltin Gocan
3631 SE 23rd Street
Gresham, OR 97080
(503) 502-8744

Contact Person: Bogdan Popescu, P.E.
12910 NE 31st Street
Vancouver, WA 98682
(360) 936-8426; (360) 944-6833 FAX
E-mail: bogdan.p@attbi.com

Staff Contact: Richard Daviau Ext: 4895

Neighborhood Contact West Hazel Dell Neighborhood Association
John Kendall, President
425 NW 74th Street
Vancouver, WA 98665
Phone - (360) 696-2674, **E-mail** - WHDNATalk@attbi.com

Legal Description of Property: Lot 3 of Short Plat 1-167 (Parcel #146795-000) in the Southeast Quarter of Section 4, Township 2 North Range 1 East of Willamette Meridian

Plan/Zone Designation: R1-10

Approval Standards/Applicable Laws:

Clark County Code Chapters 12.05A (Transportation), 12.41 (Concurrency), 13.08A (Sewerage Regulations), 13.29 (Stormwater and Erosion Control), 13.40A (Water), 15.12 (Fire), 17 (Land Division), 18 (Zoning), and RCW 58.17 (State Platting Laws)

Application & Fully Complete Date:

Application Filed: July 11, 2003
Fully Complete: October 10, 2003

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting at Richard Daviau **(360) 397-2375, Ext. 4895** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

**Attn: Richard Daviau
Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>
Or contact richard.daviau@clark.wa.gov**

Date of This Notice: October 24, 2003

Closing Date for Public Comments:

November 7th, 2003